

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ADOPTING THE  
EBEY'S LANDING NATIONAL HISTORICAL  
RESERVE DESIGN GUIDELINES

RESOLUTION NO. C-100 -11  
PLG-21-11

**WHEREAS**, Island County conducts planning activities in accordance with RCW 36.70, the Planning and Enabling Act; and

**WHEREAS**, the planning process and the Island County Comprehensive Plan are further governed by RCW 36.70A, the Growth Management Act (GMA); and

**WHEREAS**, in order to comply with RCW 36.70 and 36.70A, Island County adopted its GMA Comprehensive Plan on September 29, 1998 by Ordinance C-123-98, with an effective date of December 1, 1998; and

**WHEREAS**, in order to implement the Island County GMA Comprehensive Plan, a system of zoning and development regulations were also adopted on September 29, 1998 by Ordinance C-123-98, with an effective date of December 1, 1998, thereby establishing Chapter 17.03 of the Island County Code (ICC); and

**WHEREAS**, Chapter 16.26 ICC establishes the review and amendment procedures for the Island County Comprehensive Plan and development regulations; and

**WHEREAS**, ICC 16.26.020 provides that certain amendments to the development regulations that implement the comprehensive plan and for which no amendment to the comprehensive plan is required may be processed without being placed on the Annual or Seven-Year Review Dockets; and

**WHEREAS**, on October 16, 1972, the Board of Island County Commissioners created a Historic Preservation District for Island County to protect the Ebey's Landing National Historical Reserve; and

**WHEREAS**, Chapter 17.04 ICC sets forth the standards for development within Ebey's Landing National Historical Reserve to ensure the longevity of this unique landscape for generations to come; and

**WHEREAS**, in June of 2009, Island County, the Town of Coupeville, and the Ebey's Reserve Trust Board entered into a memorandum of understanding for the purpose of creating a unified set of development regulations and design guidelines for development activities in Ebey's Landing National Historical Reserve; and

**WHEREAS**, Island County placed this work program item on its 2009 Annual Review Docket; and

**WHEREAS**, after meetings and discussions with interested stakeholders, a draft unified code and design guidelines were presented to the Island County and Town of Coupeville Planning Commissions, meeting in joint session, on July 28 and August 4, 2009; and

**WHEREAS**, on August 25, September 1, September 15, and October 20, 2009, the Town of Coupeville and Island County Planning Commissions held joint public hearings on the proposed unified code and design guidelines; and

**WHEREAS**, following public comment and deliberation, the Town of Coupeville Planning Commission recommended approval of the proposed unified code and design guidelines to the Town's Mayor and Council (Town Council) and the Island County Planning Commission recommended approval to the Board of Island County Commissioners (Board); and

**WHEREAS**, the approval recommendations of both Planning Commissions recognized that many policy questions regarding the unified code and design guidelines would have to be resolved through legislative action by the Town Council and the Board; and

**WHEREAS**, on January 13, 2010 the recommendations of the Island County Planning Commission were transmitted to the Board; and

**WHEREAS**, the Island County Planning and Community Development Department prepared an amendment to replace the existing Chapter 17.04 ICC in its entirety with a new Chapter 17.04A ICC, to be known as Ebey's Landing National Historical Reserve Design Review and Community Design Standards; and

**WHEREAS**, the Island County Planning and Community Development Department, the Town of Coupeville, and the Ebey's Reserve Trust Board prepared a set of Design Guidelines (attached hereto as Exhibit A) to be used in the implementation the new Chapter 17.04A ICC; and

**WHEREAS**, the new Chapter 17.04A and Design Guidelines were reviewed in at least 13 joint work sessions convened by the Board and Town Council, all of which were duly posted and open to the public; and

**WHEREAS**, following the public work sessions, the Board and Town Council held duly posted public meetings on April 28 and July 13, 2011 for the purpose of soliciting additional public input; and

**WHEREAS**, the Board and Town Council held a final joint work session on August 22, 2011; prior to scheduling a joint public hearing for final legislative action; and

**WHEREAS**, the proposed amendments implement the Comprehensive Plan and do not require an amendment to the Comprehensive Plan; and

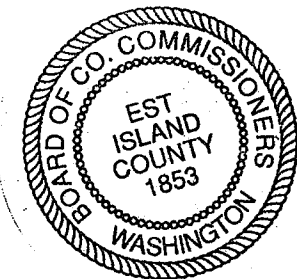
**WHEREAS**, pursuant to ICC 16.14C.100 and Washington Administrative Code Sections 197-11-340(2) and 197-11-350, Island County, acting as Lead Agency, issued a SEPA Mitigated Determination of Non Significance (MDNS) on May 28, 2009; and

**WHEREAS**, on June 15, 2009, the draft amendments were jointly transmitted to the Department of Commerce for the 60 day state agency review required by Chapter 36.70A RCW; and

**WHEREAS**, the proposed Design Guidelines (attached as Exhibit A) were reviewed by the Island County Planning Commission in joint public hearings with the Town of Coupeville Planning Commission on August 25, September 1, September 15, and October 20, 2009, and the Planning Commission recommended approval of the proposed Design Guidelines, and **NOW, THEREFORE**,


**IT IS HEREBY RESOLVED** that the Board of Island County Commissioners hereby adopts the Ebey's Landing National Historical Reserve Design Guidelines (attached as Exhibit A). This Resolution shall have an effective date of January 1, 2012.

**ADOPTED** this 3 day of OCTOBER, 2011 following a public hearing.



**BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON**

  
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Angie Homola, Chair

  
\_\_\_\_\_  
Helen Price Johnson, Member

ABSTAINED  
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Kelly Emerson, Member

**ATTEST:**

  
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Elaine Marlow  
Clerk of the Board

# **EXHIBIT A**

## **Ebey's Landing National Historical Reserve**

### **Design Guidelines**

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# EBEY'S LANDING NATIONAL HISTORICAL RESERVE

## Design Guidelines



*Ferry House, circa 1858-62*

Town of Coupeville

Island County

Trust Board of Ebey's Reserve